

PROFILE OF DIRECTORS



Tan Sri Dato' Seri (Dr) Cheah Fook Ling

Executive Chairman, Non-Independent Executive Director

Tan Sri Dato' Seri (Dr) Cheah Fook Ling, Malaysian, aged 60, is the Founder of the Sunway Group and Chairman of Sunway City Berhad ("SunCity"), Sunway Holdings Incorporated Berhad and Sunway Infrastructure Berhad which are a conglomerate of companies that are listed individually on the Main Board of Bursa Malaysia Securities Berhad.

A Certified Public Accountant by profession, he was appointed a Board member of the Financial Reporting Foundation by the Minister of Finance in July 1997. He sits on the Board of The National Kidney Foundation and the Board of Trustees of the Malaysian Liver Foundation. In 1995, he was appointed a member of the Malaysian Business Council and in 1996, he was honored with the Chairmanship of Malaysian Industry-Government Group for High Technology (MIGHT) for Construction and Housing. He was appointed an EXCO member to the Malaysian Tourism Action Council by the Minister of Tourism Malaysia. In recognition of his outstanding contribution to education, the Minister of Education appointed him to the Higher Education Council in 1998. He was also conferred Honorary Doctorates by 8 leading universities worldwide and was voted the Property Man of the Year (Malaysia) 1993 as well as the CEO of the Year (Malaysia) 1996.

He was appointed to the Board of SunCity on 1 July 1992 and also serves as Chairman of the Employees' Share Option Scheme Committee and a Member of the Remuneration Committee.

His current directorships in other public companies include Federation of Public Listed Companies Berhad, Sunway Holdings Incorporated Berhad and Sunway Infrastructure Berhad.

He attended all of the 6 Board Meetings held in the financial year.

Datuk Razman M Hashim

Deputy Executive Chairman, Non-Independent Executive Director

Datuk Razman M Hashim, Malaysian, aged 66, is a member of the Australian Institute of Bankers. He has more than 34 years of experience in the banking industry. He joined Standard Chartered Bank Malaysia Berhad in 1964 and served in various capacities including secondments to the Bank's branches in London, Europe, Hong Kong and Singapore. In 1994, he was appointed as Executive Director/Deputy Chief Executive of Standard Chartered Bank Malaysia Berhad.

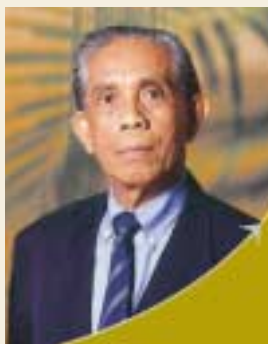


He was appointed to the Board of SunCity on 28 March 1996 and also serves as a Member of the Employees' Share Option Scheme Committee.

His current directorships in other public companies include Ranhill Berhad, Multi-Purpose Holdings Berhad, Sunway Infrastructure Berhad, Affin Bank Berhad and OYL Industries Berhad.

He attended all of the 6 Board Meetings held in the financial year.

PROFILE OF DIRECTORS *(Cont'd)*



Tan Sri Dato' Ir Talha Bin Haji Mohd Hashim

Senior Independent Non-Executive Director

Tan Sri Dato' Ir Talha Bin Haji Mohd Hashim, Malaysian, aged 69, is a Civil Engineer by profession. He graduated from Brighton Technical College, United Kingdom with a Diploma in Civil Engineering in 1959 and a Master in Management from Asian Institute of Management, Manila in 1976. He is a Professional Engineer registered with the Board of Engineers, Malaysia since 1974; Fellow of the Institution of Engineers, Malaysia since 1979; Chartered Engineer registered with the Engineering Council, United Kingdom since 1989; Fellow of the Institution of Civil Engineers, United Kingdom since 1989; Fellow of the Institution of Highways and Transportation, United Kingdom since 1990 and Member of the Association of

Consulting Engineers, Malaysia since 1990. He is also a member of the Malaysian Institute of Management since 1975.

He started his career as a Civil Engineer with the Public Works Department, Malaysia in 1959 and after holding various posts at District, State and Branch levels, he was appointed as Director-General of Public Works, Malaysia in 1985. He retired from the Government in 1990.

He was appointed to the Board of SunCity on 1 November 1990 and also serves as Chairman of the Audit, Nomination and Remuneration Committees.

His current directorships in other public companies include Gamuda Berhad, SHL Consolidated Berhad, Sapura Technology Berhad (formerly known as Sapura Telecommunications Berhad), Hume Industries (M) Berhad, APP Industries Berhad and Phillip Mutual Berhad.

He attended all of the 6 Board Meetings held in the financial year.

Dato' Wong Choon Kee

Senior Managing Director, Non-Independent Executive Director

Dato' Wong Choon Kee, Malaysian, aged 59, is a fellow member of the Royal Institution of Chartered Surveyors, United Kingdom as well as a member of the Institution of Surveyors, Malaysia and the Board of Valuers and Estate Agents, Malaysia. He has 31 years' experience in Property Development and Project Management, both in Malaysia and overseas.

He is the founder Director of C.H. Williams, Talhar & Wong, a firm of Chartered Valuation Surveyors, Project Managers, Estate Agents and Property Managers, Malaysia.

Prior to joining SunCity, he was with Genting Berhad and Star Cruises PLC, in the capacity of Executive Vice President, with responsibilities in Hotel Operations and Corporate Affairs respectively, and added duties in Real Estate Development and Management.

He was the President and Chief Executive Officer of Abbey Woods Developments Ltd, a public company, whose core business is Property Development and Hospitality, listed on the Toronto Stock Exchange, Canada.

He was appointed to the Board of SunCity as Managing Director on 15 April 2000 and was subsequently promoted to Senior Managing Director on 26 August 2004. He also serves as Chairman of the Executive Committee of the Board and Group Risk Management Committee as well as a Member of the Employees' Share Option Scheme Committee. He has no directorships in other public companies.

He attended all of the 6 Board Meetings held in the financial year.



PROFILE OF DIRECTORS *(Cont'd)*



Ngian Siew Siong

*Managing Director - Property Development,
Non-Independent Executive Director*

Ngian Siew Siong, Malaysian, aged 53, attained a Bachelor of Science Degree (Honours) in Civil Engineering from University of Leeds, United Kingdom in 1976. He has 24 years' experience in the property development industry.

He was the Regional Operations Manager of MBf Holdings Bhd before joining SunCity. He joined SunCity in 1985 as Project Manager and held various senior posts before being promoted to Executive Director in January 1996. He was subsequently promoted to Deputy Managing Director and Managing Director - Property

Development on 1 October 2001 and 26 August 2004 respectively. He is currently the head of the property development division of the Group.

He was appointed to the Board of SunCity on 29 December 1994 and also serves as a Member of the Audit Committee, Executive Committee of the Board and Group Risk Management Committee. He has no directorships in other public companies.

He attended 5 out of the 6 Board Meetings held in the financial year.

Ngeow Voon Yean

*Managing Director - Property Investment,
Non-Independent Executive Director*

Ngeow Voon Yean, Malaysian, aged 52, holds a Bachelor of Commerce Degree majoring in Business Studies and Economics from University of Auckland, New Zealand. He is a council member of the Malaysian Association of Hotel Owners (MAHO), a member of the International Council of Shopping Centers (ICSC) and a member of the ICSC Asia Pacific Advisory Committee.



With 24 years of working experience in property development and investment and management industry, he was the founder President of Shopping and Highrise Buildings Association in both Malaysia and Singapore. He has wide experience in the development and management of mixed-use developments. He began his career with Landmarks Holdings Bhd, the developer owner of Sungei Wang Plaza, Regent Hotel and Metroplex Holdings, the developer of The Mall. He then moved to Singapore to join Marina Centre Holdings Pte Ltd, the developer and manager of Marina square, a mixed-use waterfront development in Singapore. He later joined Suntec City Development Pte Ltd as the General Manager-Business Development/Retail, the developer and owner of Singapore's largest private mixed-use development comprising convention, exhibition, shopping and office.

He was appointed to the Board of SunCity on 21 April 1997 and also serves as a Member of the Executive Committee of the Board and Group Risk Management Committee. He has no directorships in other public companies.

He attended all of the 6 Board Meetings held in the financial year.

PROFILE OF DIRECTORS *(Cont'd)*



Lim Swe Guan

Non-Independent Non-Executive Director

Lim Swe Guan, Singaporean, aged 51, holds a Bachelor of Science (Estate Management) Second Class Honours Degree from University of Singapore. He also has a Master of Business Administration from Darden School of Business, University of Virginia, United States of America.

He is the Executive Vice President of GIC Real Estate Pte Ltd, the real estate investment arm of the Government of Singapore Investment Corporation Pte Ltd. He is a Chartered Financial Analyst and a member of the Association for Investment Management and Research. Among his achievements were the gold medals won from Singapore Institute of Valuers and Singapore Institute of Surveyors. He was a Director of Jones Lang Wootton Australia from 1989 to 1995. He was a Portfolio Manager, Property Division in Suncorp Investment Management before he joined GIC Real Estate Pte Ltd in 1997.

He was appointed to the Board of SunCity on 6 March 2002 and also serves as a Member of the Executive Committee of the Board. He has no directorships in other public companies.

He attended all of the 6 Board Meetings held in the financial year.

Low Siew Moi

Non-Independent Non-Executive Director

Low Siew Moi, Malaysian, aged 55, is an accountant by profession. She holds a Bachelor of Economics (Accounting) and a Diploma in Accountancy (Post Graduate) from University of Malaya. She is a member of the Malaysian Institute of Accountants.

She has more than 31 years of experience in areas of accounting, finance and administration. She started her working career with Perbadanan Kemajuan Negeri Selangor (PKNS) in 1973 and she had since held various managerial positions. In 1990, she was seconded to work with the private sector, IGB and IJM Group for 4 years. She is currently the Deputy General Manager (Corporate Affairs) of PKNS.

She was appointed to the Board of SunCity on 3 December 1999. Her current directorships in other public companies include PKNS Infra Berhad and Worldwide Holdings Berhad.

She attended 5 out of the 6 Board Meetings held in the financial year.



Teo Tong How

Independent Non-Executive Director

Teo Tong How, Singaporean, aged 62, holds a Bachelor of Architecture (Honours) Degree from University of Melbourne, Australia.

He is a member of SIA, RIBA, FRAIA and APAM (Architectural Bodies), Associate Member of SIP and APA (Planning Bodies) and a Registered Property Manager of International Real Estate Institute. Presently he is the Chairman of Tong Eng Brothers Group of Companies and the Chairman and Managing Director of Hong How Group of Companies. He is also a Director in Courts (Singapore) Limited, Popular Holdings Limited and Riyan Pte Ltd (a subsidiary of Pacific Century Regional Developments Ltd), all public listed

companies in Singapore.

He was appointed to the Board of SunCity on 18 April 2001 and also serves as a Member of the Audit, Nomination and Remuneration Committees. He has no directorships in other public companies in Malaysia.

He attended 5 out of the 6 Board Meetings held in the financial year.

PROFILE OF DIRECTORS *(Cont'd)*



Tan Siak Tee

Independent Non-Executive Director

Tan Siak Tee, Malaysian, aged 64, holds a Bachelor of Commerce Degree from University of New South Wales, Australia. He is an Associate of the Institute of Chartered Accountants, Australia, an Associate of the Institute of Chartered Secretaries & Administrators and a Member of the Malaysian Institute of Certified Public Accountants.

He started his career as an Auditor in Coopers & Lybrand, Sydney and later seconded to Coopers & Lybrand, Kuala Lumpur. He has extensive experience in banking industry. He was the Chief Internal Auditor for Malaysian operations in Overseas Chinese Banking Corporation and Chung Khiaw Bank for the period from 1969 to 1971 and 1971 to 1973 respectively. He joined Lee Wah Bank Ltd in 1973 as Manager of Malaysia Central Office and was promoted to Director and Chief Executive Officer for Malaysian operations in 1975. He was a Director and Chief Executive Officer in United Overseas Bank (M) Berhad for the period from 1994 to 1997 after Lee Wah Bank Malaysia operations was incorporated in Malaysia in 1994. He was a Director and Adviser in Asia Commercial Finance Berhad from 1997 to 1999. In April 2000, he joined Bank of China (Malaysia) Berhad as an Independent Non-Executive Director.

He was appointed to the Board of SunCity on 26 November 2001 and also serves as a Member of the Audit and Nomination Committees.

His current directorships in other public companies include Bank of China (Malaysia) Berhad and Amsteel Corporation Berhad.

He attended all of the 6 Board Meetings held in the financial year.

Wang Yeong Khang

(Alternate Director to Dato' Wong Choon Kee)

Chief Financial Officer, Non-Independent Executive Director

Wang Yeong Khang, Malaysian, aged 48, is a Chartered Accountant with the Malaysian Institute of Accountants and is a Fellow of the Chartered Association of Certified Accountants, United Kingdom and Chartered Institute of Management Accountants, United Kingdom. He has more than 23 years of financial management experience in a variety of industries, including auditing, leasing, construction and property.



He was appointed as Alternate Director to Dato' Wong Choon Kee on 26 August 2004 and also serves as a Member of the Group Risk Management Committee and Executive Committee of the Board (as Alternate to Yau Kok Seng). He has no directorships in other public companies.

He attended 1 Board Meeting held in the financial year since his appointment.

Notes:

- 1. Family Relationship with Director and/or Major Shareholder**
None of the Directors has any family relationship with any director and/or major shareholder of SunCity.
- 2. Conflict of Interest**
 - (a) Tan Sri Dato' Seri (Dr) Cheah Fook Ling is a Director and Major Shareholder of Sunway Holdings Incorporated Berhad. He has deemed interest in Sunwaymas Sdn Bhd and its subsidiary companies via Sunway Holdings Incorporated Berhad, whose principal activity is similar to SunCity Group namely property development.*
 - (b) Low Siew Moi is a Director of Worldwide Holdings Berhad whose principal activity is similar to SunCity Group namely property development and investment.*

Save as disclosed, none of the other Directors has any conflict of interest with SunCity Group.
- 3. Conviction for Offences**
None of the Directors has been convicted for offences within the past 10 years other than traffic offences, if any.
- 4. Attendance of Board Meetings**
The attendance of the Directors at Board of Directors' Meetings is disclosed in the Corporate Governance Statement.